

## \$474,999 - 2113 Graydon Hill Crescent, Edmonton

MLS® #E4428507

**\$474,999**

4 Bedroom, 3.50 Bathroom, 1,170 sqft

Single Family on 0.00 Acres

Graydon Hill, Edmonton, AB

This charming Evolve home combines comfort, beauty, and efficiency. The inviting foyer leads to a bright great room filled with natural light. The kitchen is both stylish and functional, featuring white quartz countertops, a spacious island with an eating ledge, and plenty of storage, including a pantry. The main floor also offers a convenient half-bath and access to a spacious backyard with a parking pad, with the option for a detached two-car garage.

Upstairs, the master suite is a retreat with a large walk-in closet and a 3-piece ensuite. Two additional comfortable bedrooms share a 3-piece bath. Fully finished basement offers One Bed and Full Bathroom, which could be a mortgage helper. Appliances are included, making this a perfect home for first-time buyers!

Built in 2019

### Essential Information

MLS® #	E4428507
Price	\$474,999
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,170
Acres	0.00



Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2113 Graydon Hill Crescent
Area	Edmonton
Subdivision	Graydon Hill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4K6

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 1st, 2025
Days on Market	16

Zoning	Zone 55
HOA Fees	150
HOA Fees Freq.	Annually

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